

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Email: timw@cityfort.com

Project Name: Florida Power & Light Co. (FPL)/
Sistrunk Substation
420 N.W. 6th Avenue

Case #: 120-R-02

Date: 9/19/02

Comments:

1. No survey was submitted for this project.
2. Please present documentation on how N.W. 5 Street is 'legally closed.' A five (5) foot wide public sidewalk is shown on the plan to the south R/W line for this street. If the street is vacated then it would appear FPL should continue this sidewalk to the center line (resulting new property line). Please discuss why the sidewalk isn't shown to that point ?
3. Additional comments may be provided upon submittal of the survey.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Florida Power & Light Co. (FPL)/
Sistrunk Substation

Case #: 120-R-02

Date: 9/19/02

Comments:

No comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Florida Power & Light Co. (FPL)/
Sistrunk Substation

Case #: 120-R-02

Date: 9/19/02

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Florida Power & Light Co. (FPL)/
Sistrunk Substation

Case #: 120-R-02

Date: 9/19/02

Comments:

1. Add rain sensor requirement to irrigation note.
2. Verification by City staff will be made to determine that maintenance requirements are met for the existing site landscape.
3. When the new Landscape plan is compared with the "existing" there appears to be modifications on the 6th Ave. side to existing. Reference all changes and removals.

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Division: Planning

Member: Chris Barton
828-5849

Project Name: Florida Power & Light Co. (FPL)/
Sistrunk Substation

Case #: 120-R-02

Date: 9/19/02

Comments:

The proposal is for landscape and screen wall improvements to an existing electrical substation located on a 2.73-acre site in the Northwest Regional Activity Center in the RMH-25 zoning district. The application is being reviewed as a Public Purpose Use under the provisions of ULDR Section 47-18.26 which allows that publicly owned structures may be permitted in any zoning district and that requested relief from certain zoning requirements may be approved by the City Commission.

1. The proposal is located within enclosed bounds of the Regal Trace residential community within the RMH-25 Zoning District. Site plan approval under the provisions of ULDR Section 47-18.26 are subject to Planning and Zoning Board review and recommendation which shall then be forwarded to the City Commission and approved as an Ordinance with two Public Hearings.
2. The applicant is requesting relief from the uses permitted within the RMH-25 district, the required setbacks and the limits to the heights of walls allowed within the district. Please verify that these are the only provisions from which relief is being requested. The dimensional and site requirements for this proposal are as stated in ULDR Section 47-5.20 and .37.
3. Discuss uses permitted within the RMH-25 district and revise the text Justification Statement to provide additional information as to the anticipated service area of the proposed facility and revisions to the service areas of existing facilities.
4. Provide lighting fixture and pole details (height, type, shield et. al.) for all exterior lights both within and outside the proposed walled enclosure.
5. The parking requirement has been determined to be most like that for a telecommunications tower facility as per ULDR Section 47-18.11. Show on the site and landscape plans the location and limits of the required single parking space within the fenced enclosure. Discuss with Zoning Rep.

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6. Indicate adjacent building outlines and those of any facing buildings located across all public or a private roadways on the site plan and in all elevations. Indicate the use and approximate height of each such building as shown.
7. Indicate any existing or proposed curbing for all roadways and driveway radii. Show the edge of pavement of NW 6th Avenue and of the two existing or proposed entry driveways leading into the site, on the existing and the proposed plans. Indicate the dimensions of the proposed wall from the edge of pavement. Discuss with the Engineering Representative.
8. Provide a north arrow and graphic scale on all drawings. Label the proposed façade elevation correctly.
9. Indicate on the site and landscape plans, all enclosed buildings and all proposed signage on site and provide details.
10. Label and show all existing and proposed colors on the elevation prior to submittal to the Planning and Zoning Board.
11. Provide a copy of the most current recorded plat for the proposed site. Applicant may provide documentation verifying that the site does not require amendments to the plat by a verification letter from Broward Co. Planning Council, et. al.
12. Revise the existing conditions drawing E-SIS21 to show all existing fencing and provide information as to the design or type of fencing and the height of all existing fencing.
13. Provide the names of all existing landscaping shown on Sheet E-SIS21.
14. Response to all comments shall be provided within 60 calendar days or project may be subject to additional DRC review.

Additional comments may be forthcoming at DRC meeting.

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Division: Police

Member: Det. Caryn Cleary-
Robitaille
(954) 828-6419

Project Name: Florida Power & Light Co. (FPL)/
Sistrunk Substation

Case #: 120-R-02

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Comments:

Substation should be under a CCTV system that is recorded and monitored from a central, remote location. 24 hour videos should be stored for at least 30 days, in case follow- up is needed.

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Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: Florida Power & Light Co. (FPL)/
Sistrunk Substation

Case #: 120-R-02

Date: 9/19/02

Comments:

1. Provide a narrative outlining point by point the request for Public Purpose use pursuant to section 47-18.26.